

SCHC PROJECT REVIEW

November 13, 2002



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SCHC Project Review November 13, 2002

- Background:
 - Asset Management Strategy (AMS)
 - Redevelopment Projects: Solicitation, Initiation, Required Regulatory Approvals
 - New Lease Provisions
- Project Status: 95&LLS, 97 and 140

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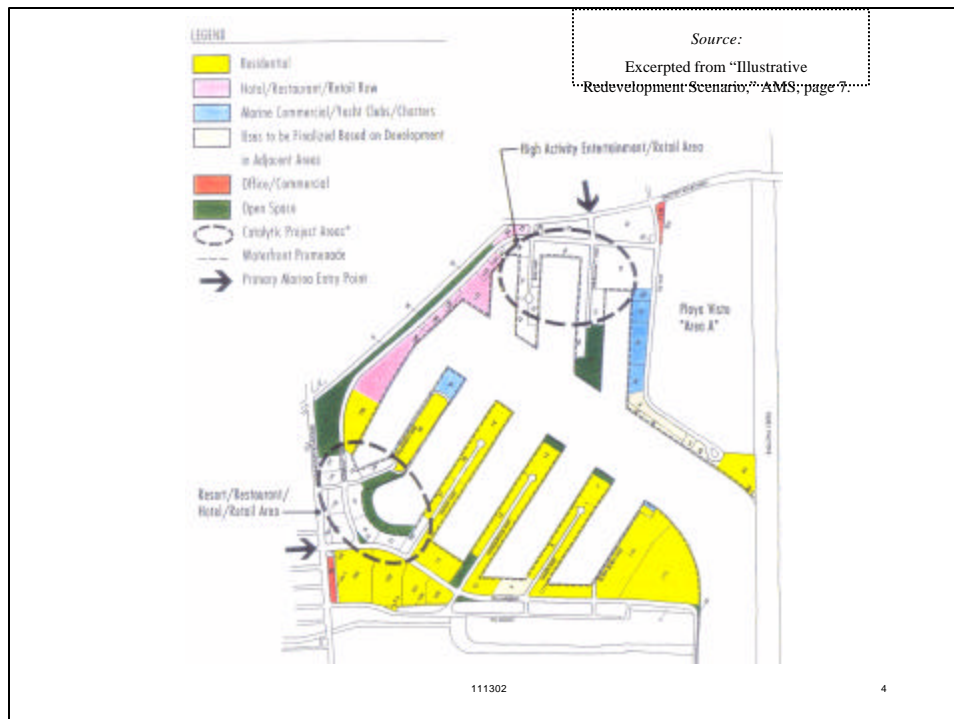
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AMS: Objectives

- Provide a framework within which to make short-term Marina del Rey leasing and development decisions so that they remain consistent with redevelopment goals when Marina leases expire, largely between 2020 and 2030;
- Provide programs to encourage redevelopment and refurbishment while ensuring quality maintenance of leasehold facilities during remaining lease terms; and,
- Effect a strategy for the Marina's second generation development that better integrates recreational and commercial/residential areas, recognizing the need to establish Marina del Rey as an exciting and user-friendly attraction to both Southern California residents and tourists alike.

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Redevelopment Projects: Solicitation

- Request for Proposals
- Invitation to Apply for Lease Extension
- Unsolicited applications for lease extension pursuant to the Board-adopted lease extension policy

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Redevelopment Projects: Initiation

- Presentation of recommended projects to Small Craft Harbor Commission
- Approval by Board of Supervisors of entering into exclusive negotiations with proposer
- Negotiation of all economic and contract terms
- Presentation of proposed new or extended lease to Small Craft Harbor Commission
- Approval by Board of Supervisors of new or extended lease

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Redevelopment Projects: Required Regulatory Approvals

Publicly Noticed Meetings



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New Lease Provisions

Provisions common to new Marina leases:

- Enhanced maintenance provisions
- Required capital improvement sinking funds and/or periodic rebuilding requirements
- Replacement of slips
- Water taxi and/or guest docks
- Affordable housing component (if residential)
- Promenade on all waterfront parcels
- Other modern lease provisions

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Project Status

19 Lease Negotiations in Progress:

- 15 Proposed New Construction Projects
- 4 Proposed Leasehold Renovation Projects

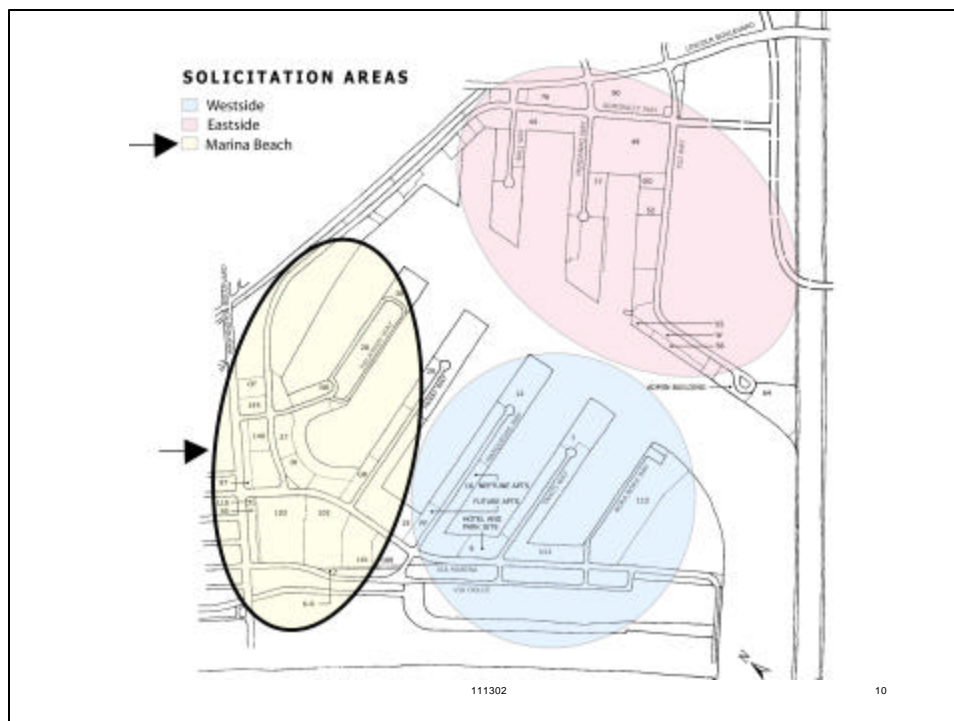
+ 5 Board Approved Lease Extensions:

- 2 New Construction Projects
- 3 Leasehold Renovation Projects

= 24 Projects

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Marina Beach Projects

- Marina Beach – Waterfront
- **Marina Beach – Landside**
- Marina Beach – Urban Resort

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Marina Beach Projects: Landside

- Del Rey Shores Apartments
- Del Rey Shores Specialty Storage
- Kingswood Village
- Oakwood Apartments
- **Marina Beach Shopping Center**
- **Marina West Shopping Center**
- **Admiralty Apartments**

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Parcel 97 Marina Beach Shopping Center



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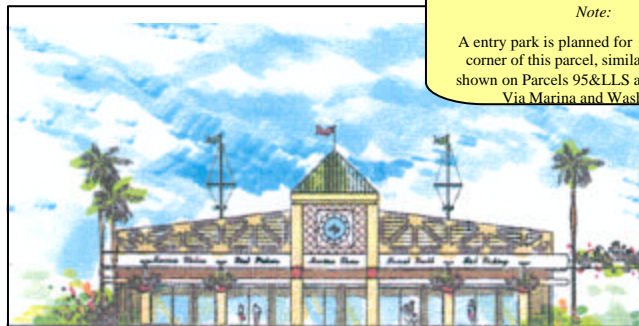
Marina Beach Shopping Center

- Renovation of existing retail buildings, including relocation of westerly building
- Construction of a landscaped entry parkette/public space at corner of Washington Blvd. and Via Marina

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Proposed Marina Beach Shopping Center



Note:

A entry park is planned for the northwest corner of this parcel, similar to the park shown on Parcels 95&LLS at the corner of Via Marina and Washington



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Parcel 95 Marina West Shopping Center



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Parcels 95 & LLS Marina West Shopping Center

- Construction of a landscaped entry parkette/public space at corner of Washington Blvd. and Via Marina
- New construction of all buildings, except Islands restaurant, which will be remodeled to “like-new” condition
- Change name to “Marina Gateway”

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Proposed Marina Gateway (with new Marina entrance)



Note:

Corner park planned for southwest corner of Parcel 97 will be similar to park shown here, located at corner of Via Marina and Washington

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Parcel 140 Admiralty Apartments



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Admiralty Apartments

All-new construction of 179 units:

- 18 low income units (Aff. Hsg. Policy)
- 161 market rate units

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Proposed Admiralty Apartments



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Next Steps (3 projects)

- Nov. 21, 2002 – Project plans submitted for approval at Design Control Board (95&LLS, 140)
- Dec. 2002 – Regional Planning submittals and other regulatory approvals (95&LLS, 140)
- Early 2003 – Final detailed plans to DCB

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Fisherman's Village

Next steps (tentative schedule):

- Nov. 2002 – Design concept finalized
- Dec. 2002 – Project plans reviewed at SCHC and submitted for approval at DCB
- Early 2003 – Regional Planning submittals, LCP amendment and related approvals
- Mid 2003 – Final detailed plans to DCB

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Copy of Presentation Available:

- Visitor Center
- Library
- Administration Building
- Online at <http://beaches.co.la.ca.us>

